

Subject: Vandiver minutes

Sullivan Zoning Board of Adjustment
Public Hearing
11/1/22

Present:

Board Members: Richard Hotchkiss (Chair), Laura Lewandowski, Stephen Parker, Roger Sweet, Bob Switzer, BJ Wahl (Clerk)

Public: Allen Vandiver (Applicant), Ann Sweet

1. Rick called the public hearing on the Vandiver property, located at 44 Hubbard Road, to order at 7:01 pm. The purpose of this hearing is to consider an extension to the variance on this property granted 5 years ago.
2. Allen Vandiver originally asked for a variance to construct a temporary small house to live in while he built a house that would be in compliance. He now asks for a one year extension, as he thought that he had another year to put up the conforming house.
3. Roger asked about the slab. Allen said that he will have to put in a new slab as the small one isn't adequate for a larger house. There will be no basement as the lot doesn't allow for this.
4. Rick said it should have a frost wall and Allen replied that he will contract out construction of the slab.
5. Roger asked when he'll start and Allen replied that he would begin when winter weight limits come off of the road. The building permit he needs is conditional on the granting of the variance so he will have to go back to the Select Board again.
6. Allen stated that dump truck loads of gravel have been put down on the driveway.
7. Roger asked how far the well would be from the new house and Allen replied 75 feet.
8. Stephen asked if there will be any other structures. The current carport will be moved and the current small house will be taken down.
9. Laura asked about taking out the existing slab. Allen said it would have to be removed. Laura asked where he would live while the house was being constructed. Allen is not sure yet but might live in his shed. Once the slab is constructed, the kit house should be able to be built fairly quickly and then he could live in the shell.
10. Rick asked about the well. Allen says he has a new drilled well in the back of the property. He also had a new septic system installed and got a driveway permit.
11. Allen thinks that he can have the exterior of the new house done within a year and then can live in it while he finishes the interior.
12. Rick felt that a variance could be granted with the following conditions:
 1. That the building permit be obtained by April 15, 2023,
 2. that construction of the new house would start by June 1, 2023,
 3. that the exterior shell be completed by August 30, 2023,
 4. and that the move in date be by November 1, 2023.
13. Bob made a motion to grant this variance with the above conditions and Roger seconded it. Voting on all conditions for the variance were unanimous in the affirmative and the time extension was unanimously approved.
14. The meeting was closed at 7:25 pm on a motion from Bob, seconded by Stephen.

Respectfully submitted,
BJ Wahl, Clerk